

048.0

0003

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
895,600 / 895,600
895,600 / 895,600
895,600 / 895,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
184-186		MEDFORD ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: COURDUVELIS JOHN	
Owner 2:	
Owner 3:	

Street 1: 13 TANGLEWOOD DR	
Street 2:	

Twn/City: CHELMSFORD	
St/Prov: MA	Cntry:
Postal: 01824	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION
This parcel contains .11 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Brick Exterior and 2562 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

104 Two Family	4800	Sq. Ft.	Site	0	80.	1.06	1		Med. Tr	-10				406,080				406,100
----------------	------	---------	------	---	-----	------	---	--	---------	-----	--	--	--	---------	--	--	--	---------

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4800.000	484,800	4,700	406,100	895,600		34028
							GIS Ref
							GIS Ref
							Insp Date
							12/04/18



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1: 34028
Prior Id # 2:
Prior Id # 3:
Prior Id # 1: 12/10/2020
Prior Id # 2: 12/18/2019
Prior Id # 3: 1/3/2019
LAST REV Date Time 12/29/21 23:59:28
ASR Map: apro
Fact Dist: Prior Id # 1: 12/20/2017
Reval Dist: Prior Id # 2: 1/4/2016
Year: Prior Id # 3: 05/14/19 14:59:45
LandReason: CivilDistrict: Ratio:
BldReason:

PREVIOUS ASSESSMENT Parcel ID 048.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	484,800	4700	4,800.	406,100	895,600		Year end	12/23/2021
2021	104	FV	462,300	4700	4,800.	406,100	873,100		Year End Roll	12/10/2020
2020	104	FV	461,800	4700	4,800.	406,100	872,600	872,600	Year End Roll	12/18/2019
2019	104	FV	357,200	4700	4,800.	431,500	793,400	793,400	Year End Roll	1/3/2019
2018	104	FV	357,200	4700	4,800.	314,700	676,600	676,600	Year End Roll	12/20/2017
2017	104	FV	334,600	4700	4,800.	274,100	613,400	613,400	Year End Roll	1/3/2017
2016	104	FV	334,600	4700	4,800.	233,500	572,800	572,800	Year End	1/4/2016
2015	104	FV	297,400	4700	4,800.	228,400	530,500	530,500	Year End Roll	12/11/2014

SALES INFORMATION	TAX DISTRICT	PAT ACCT.
Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes		

DANIELS NUVERT	1170-1	4/11/1997	273,000	No	No	Y

BUILDING PERMITS	ACTIVITY INFORMATION
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment	Date Result By Name
12/27/2017 1671 New Wind 5,500 C	12/4/2018 MEAS&NOTICE HS Hanne S
9/10/2013 1359 Manual 2,750 C	1/17/2014 Info Fm Prmt EMK Ellen K
10/12/2012 1306 Manual 4,886 C	4/18/2013 Info Fm Prmt EMK Ellen K
8/2/2010 933 New Wind 5,383	4/30/2009 Inspected 189 PATRIOT
10/30/2009 1084 New Wind 5,903	4/2/2009 Missed Appt. 345 PATRIOT
	5/13/2000 Missed Appt. 197 PATRIOT
	4/22/2000 Mailer Sent
	3/8/2000 Measured 197 PATRIOT
	8/16/1993 EK

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2 - 2 Story
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	7 - Brick
Sec Wall:	9 - Stone 40%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	BRICK W/STONE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1921
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

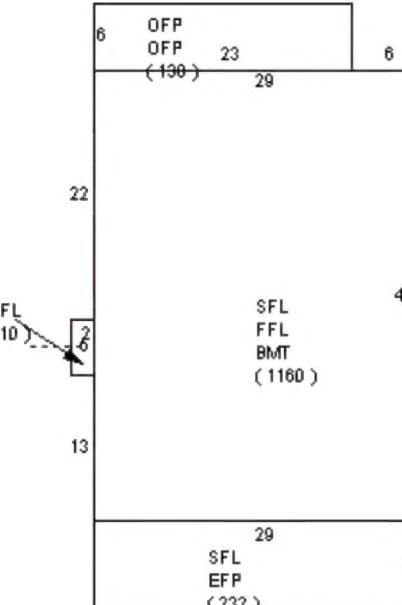
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1921	21.93	T	40	104			4,700			4,700

More: N

Total Yard Items: 4,700

Total Special Features:

SKETCH**RESIDENTIAL GRID**

1st Res Grid		Desc: Line 1		# Units	1
Level	FY	LR	DR	D	K
				FR	RR
				BR	FB
				HB	L
					O

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING**RES BREAKDOWN**

Exterior:			
Interior:			
Additions:			
Kitchen:			
Baths:			
Plumbing:			
Electric:			
Heating:			
General:			
Totals			
	2	11	4

CALC SUMMARY

Basic \$ / SQ:	180.00
Size Adj.:	1.05983603
Const Adj.:	1.05378926
Adj \$ / SQ:	201.032
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	702566
Depreciation:	217795
Depreciated Total:	484770
WtAv\$/SQ:	
AvRate:	
Ind. Val:	
Juris. Factor:	1.00
Before Depr:	201.03
Special Features:	0
Val/Su Net:	114.61
Final Total:	484800
Val/Su SzAd:	189.23

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	Second Floor	1,392	201.030	279,836	
FFL	First Floor	1,170	201.030	235,207	
BMT	Basement	1,160	60.310	69,959	
OPF	Open Porch	276	23.690	6,538	
EFP	Enclos Porch	232	41.060	9,525	
Net Sketched Area:				601,065	
Size Ad	2562	Gross Area	4230	FinArea	2562

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,392	201.030	279,836						
FFL	First Floor	1,170	201.030	235,207						
BMT	Basement	1,160	60.310	69,959						
OPF	Open Porch	276	23.690	6,538						
EFP	Enclos Porch	232	41.060	9,525						
Net Sketched Area:				601,065						
Size Ad	2562	Gross Area	4230	FinArea	2562					

IMAGE**AssessPro Patriot Properties, Inc**